

6:00 P.M.
Kamas City Hall
170 N. Main
Kamas, UT 84036

Mayor McCormick opened the meeting welcoming those in attendance:
COUNCIL MEMBERS: Councilors Larry Gines, Mike Georgi, Leslie Staples, David Darcey, and Monica Blazzard.
STAFF: City Recorder, Kim Peacock; City Planner, Jill Wanstrom; Engineer, Scott Kettle.
OTHERS IN ATTENDANCE: Sanford Melville, Hope Melville.

Invocation by Councilor Larry Gines
Mayor McCormick led the public in the Pledge of Allegiance

MOTION: Councilor Larry Gines moved to approve the City Council meeting minutes dated July 14, 2026 as presented.
Councilor David Darcey seconded the motion.
The vote was unanimous. Councilors Larry Gines, Mike Georgi, Leslie Staples, David Darcey, and Monica Blazzard voted aye. Motion passed.

MOTION: Councilor Leslie Staples moved to approve the invoice register dated August 6, 2026 as presented.
Councilor Monica Blazzard seconded the motion.
The vote was unanimous. Councilors Larry Gines, Mike Georgi, Leslie Staples, David Darcey, and Monica Blazzard voted aye. Motion passed.

1 **PUBLIC COMMENT – THIS IS THE PUBLIC’S OPPORTUNITY TO**
2 **COMMENT ON ITEMS NOT ON THE AGENDA**
3

4 Sanford Melville, resident of High Star Ranch. Melville stated the issue he would like to
5 discuss with the council is helicopters at High Star Ranch. At least twice now a helicopter
6 has landed on the grassy area at High Star Ranch. He has contacted the Summit County
7 Planners office, and they informed him in Summit County non-emergency helicopters are
8 not allowed, but because it’s within Kamas City, he would have to contact the city. He
9 asked the council to consider adding this to the code. This is a public nuisance.

10 Mayor McCormick asked Scott Kettle if this opens a door in the Development
11 Agreement.

12 Scott Kettle explained the code High Star Ranch is based on is the old code. He’s not sure
13 if we adopt something in the new code if it will apply to High Star Ranch.

14 Chief Smith suggested adopting an ordinance for the whole city, that’s what most cities
15 do.

16 Councilor Georgi suggested calling the FFA as well.

17 Mayor McCormick will contact our attorney to see what our options are.

18 Councilor Darcey feels like High Star Ranch would still need to follow our code, Public
19 Health and Safety.

20 Councilor Blazzard stated she remembers them asking for the helicopter pad originally
21 and the council told them no.

22 Councilor Staples would like this to be city wide, not just High Star Ranch.
23
24

25 **POSSIBLE ORDINANCE, AN ORDINANCE TO AMEND SECTION 15.02.010**
26 **DEFINITIONS, IN THE KAMAS MUNICIPAL CODE**
27

28 Jill Wanstrom reviewed her staff report with the council.
29

30 **MOTION:** Councilor Leslie Staples moved to adopt Ordinance 2026-22, An
31 Ordinance amending the Kamas Municipal Code Section 15.02.010
32 Definitions with the attached Exhibit A.

33 Councilor Monica Blazzard seconded the motion.

34 Mayor asked for a roll call vote:

35 Councilor Gines voted “yes”

36 Councilor Georgi voted “yes”

37 Councilor Staples voted “yes”

38 Councilor Darcey voted “yes”

39 Councilor Blazzard voted “yes”

40 The vote was unanimous. Councilors Larry Gines, Mike Georgi, Leslie
41 Staples, David Darcey, and Monica Blazzard voted aye. Motion passed.
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1 **DISCUSSION TO ESTABLISH A MUNICIPAL WATER CONSERVATION**
2 **INCENTIVE PROGRAM**

3
4 Mayor McCormick stated this is a discussion centered on his conversation for a
5 discounted water rate for people on a fixed income. The city attorney gave the council
6 some information regarding what we could approve for a discounted water rate. The
7 council will review each section and make selections on the options presented and send
8 them back to our attorney so he can put together a draft for the council.

9
10 Councilor Darcey prepared a spreadsheet with a water rate and usage analysis and
11 reviewed it with the council.

12
13 The council reviewed each section of the proposed plan.

14
15 Mayor McCormick stated the first thing we need to look at is the title. We need to
16 determine what the proposed base usage will be. It could be less than 5,000. We have
17 time to think about this.

18
19 **Purpose**

20 Councilor Gines likes what we're doing with water conservation and feels there are
21 people that like to keep their lawn green. Those people might not qualify for this. He
22 would like a secondary option for those who want to come in and apply for a low-income
23 usage rate.

24 Councilor Blazzard feels we should eliminate the purpose "Delay and eliminate the need
25 for costly capital improvements". We can't eliminate these. All the rest sound great.

26
27 **Program Name**

28 Councilor Staples suggested "Water Wise Incentive Program" as the name.

29
30 **Eligibility**

31 Councilor Gines asked about renters. Some renters don't take care of their yard. Does this
32 give renters or homeowners the ability to not take care of their yards.

33 Councilor Blazzard stated it depends on how the landlord sets them up. Some owners pay
34 and some renters pay.

35 Councilor Blazzard suggested taking out Irrigation-only since we don't have this.

36 Councilor Staples asked if we need to list all our zones that aren't residential?

37 Manufacturing isn't listed.

38 Scott Kettle explained it fits within the commercial and industrial uses.

39 Mayor McCormick asked Scott Kettle if we should list them as residential uses on the
40 eligible side and commercial uses on the non-eligible side.

41 Scott Kettle suggested adding "users" after commercial and industrial.

42 Councilor Blazzard asked about the public facilities zones.

43 Scott Kettle suggested adding it to the non-eligible side.

1 Conservation

2 Mayor McCormick suggested scratching the 5,000 gallons/month until we come up with
3 a number everyone is comfortable with.

4 Scott Kettle stated we need to talk to Dori about how the meters read, because they read
5 by 1,000 gallons.

6 Councilor Gines this says monthly but below in the Duration section the options are
7 different. We would need to change this to match.

8 Mayor McCormick stated we need to determine how we are calculating the average.

9 Scott Kettle suggested finding out how Caselle can calculate the credit.

10
11 Credit

12 Mayor McCormick suggested waiting to add the credit once we determine what we
13 would like to do.

14 Councilor Blazzard would like to take out the “Storm water fee”.

15 Councilor Darcey would like the credit to be applied half to the water fund and half to the
16 sewer fund.

17
18 Duration

19 Mayor McCormick stated the options presented are for 5,000 gallons/month.

20 Councilor Gines would like option B. with it changed to six consecutive months.

21 Councilor Blazzard feels if this is to relieve financial strain then the customers would
22 probably want a monthly credit.

23 Councilor Darcey agrees that monthly would be great, but the water usage varies so much
24 during the year. He likes option B and C. It depends on what Caselle can do and what the
25 credit process would be.

26
27 Seasonal Adjustment

28 Mayor McCormick doesn't feel we need section 8. The council agreed.

29
30 Automatic Enrollment

31 Mayor McCormick suggested leaving it in until we find out what Caselle can do.

32
33 Meter Accuracy

34 Mayor McCormick stated this section will take care of itself.

35
36 Water Waste Disqualification

37 Mayor McCormick suggested taking off irrigation violations.

38 Councilor Staples suggested adding past due accounts to the disqualification list.

39 Scott Kettle stated this states during the billing cycle. This could change depending on
40 what the council approves whether it's monthly or a six-month average.

41
42 Leak Exception

43 Mayor McCormick feels this is fine. We work with the residents when leaks occur.

44 Councilor Staples feels we could waive the overage but shouldn't make more work for
45 ourselves and just not give them the credit.

1 Mayor McCormick asked if we should take this section out. We already waive the
2 overage for leaks.

3 Councilor Blazzard doesn't feel this should disqualify them if they have a leak.

4 Mayor McCormick suggested taking out "Possible relief: One time waiver".

6 Funding

7 Mayor McCormick stated he didn't understand why this was in here, possible take it out.

8 Scott Kettle feels the only thing that would apply are the lower pumping costs and
9 reduced wastewater treatment costs. He's not sure if this section is needed.

10 Mayor McCormick feels we could take this out.

12 Annual Review

13 Councilor Staples feels we need to check with staff and see how long the review process
14 will take before we add this and see if it's even possible.

15 Scott Kettle feels it could be part of the annual budget review.

17 Utility Billing Example

18 Councilor Staples stated this is the same as section 7.

19 Mayor McCormick suggested taking it out.

21 Program Goals

22 Council agreed to take section out.

24 Public Education

25 Council agreed to take section out.

27 Sample Ordinance Standard

28 Council agreed to update at the appropriate time.

30 Estimated Fiscal Analysis

31 Council agreed this would be completed with the annual budget review.

33 Councilor Georgi talked to the council about the MAG weatherization program and
34 would like to make sure our senior citizens get a copy of the programs offered.

37 **DISCUSSION AND POSSIBLE ACTION TO APPROVE THE HIRING OF ONE** 38 **ADDITIONAL FULL-TIME POLICE OFFICER FOR THE KAMAS CITY** 39 **POLICE DEPARTMENT**

41 Mayor McCormick reviewed a spreadsheet with a breakdown for an additional full-time
42 police officer with the council.

43 This additional officer will provide a succession plan for our department.

44 Councilor Blazzard feels option 1 is well worth the money because of the history we have
45 had with the vehicles. She would like to have another officer. Kamas is growing and we
46 should move forward. Our residents want to feel safe.

1 Mayor McCormick doesn't feel we need to do a budget amendment right now. We could
2 wait and see how this is affecting the budget in January, but the city would not need to do
3 a tax increase for this.

4 Councilor Darcey knows turnover risk is still there but is in favor of this.

5 Councilor Staples echoes everyone. For the cost it makes sense to bring in another one to
6 the force.

7 Councilor Gines is all for this.

8 Councilor Georgi stated when he was running for council there were some
9 misunderstandings. The County exaggerated the calls for Kamas. We need this and the
10 citizens want it. He would like us to build a strong department, and we have a good start.

11 The response from citizens is positive. They are noticing our officers. We need a strong
12 base to replace our officers as the retire. This puts us in a good position for the future.

13
14 **MOTION:** Councilor Mike Georgi moved to approve a full-time position for our
15 police department.

16 Councilor Larry Gines seconded the motion.

17 Mayor asked for a roll call vote:

18 Councilor Georgi voted "yes"

19 Councilor Staples voted "yes"

20 Councilor Darcey voted "yes"

21 Councilor Blazzard voted "yes"

22 Councilor Gines voted "yes"

23 The vote was unanimous. Councilors Larry Gines, Mike Georgi, Leslie

24 Staples, David Darcey, and Monica Blazzard voted aye. Motion passed.

25 26 27 **DEPARTMENT REPORTS**

28
29 Jill Wanstrom reported most of the projects are on hold right now. The General Plan was
30 funded by the grant, so she'll start working on that.

31 Councilor Georgi asked if we can put in our budget next year to have an enforcement
32 officer because Jill Wanstrom can't do it all. We could use some help.

33 Jill Wanstrom likes the idea. She needs to work on following up on the compliance letters
34 mailed out.

35
36 Scott Kettle reported the roads are slurry sealed and the striping is done. Geneva just
37 finished the catch basin by the bank for the storm drain project. Still need to finish
38 concrete work for this project. The Beaver Creek parking lot was paved. Scott has been
39 working on the CDBG grant project.

40 Councilor Darcey told Scott Kettle he has talked to the mayor about adding turf for the
41 playgrounds for the RAP Recreation grant proposal.

42
43 Mayor McCormick read the Public Works staff report prepared by Trevor Clegg:
44 The public works team successfully supported Fiesta Days and spent the following days
45 cleaning up event areas and restoring the community to normal operations, on top of
46 daily sewer and water duties. Staff have also been focusing on the City's parks, ensuring

1 they remain clean, safe, and fully operational for residents and visitors. Recent
2 improvements to parks include the installation of new benches and updated waste
3 receptacles. The team also completed deep cleaning at several of our water and sewer
4 facilities. Today we began the department's scheduled annual maintenance of fire
5 hydrants and water valves, helping ensure the reliability of essential water infrastructure.

6
7 Councilor Darcey stated the wastebaskets and benches at the park are great. We need to
8 have them check the lights that shine up on the flag. He has heard they are off.

9
10 Chief Smith reported on the police calls over the past month. Out of the 110 calls we
11 handled 86 calls and the Sheriff's department handled 24, which is 78% and 22%.

12
13 Mayor McCormick would like to have a Fiesta Days work session. We can schedule it at
14 the next meeting once Kim Peacock gets the finances complete.

15
16 Councilor Gines thanked the employees for all their hard work for Fiesta Days.

17
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19 **ADJOURN**

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21 **MOTION:** Councilor Mike Georgi moved to adjourn at 7:40 p.m.

22 Councilor Larry Gines seconded the motion.

23 The vote was unanimous. Councilors Larry Gines, Mike Georgi, Leslie
24 Staples, David Darcey, and Monica Blazzard voted aye. Motion passed.

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27 *The content of the minutes is not intended, nor are they submitted, as a verbatim*
28 *transcription of the meeting. These minutes are a brief overview of what occurred at*
29 *the meeting.*

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32 Approved on the 8th day of September 2026.

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36 _____
37 Matt McCormick
Mayor

Kim Peacock
City Recorder